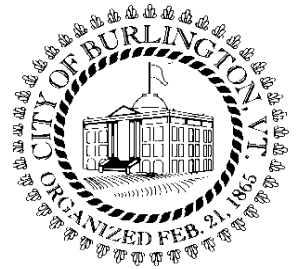


Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-509 72-76 Elmwood Avenue
Date: November 23, 2021

File: 21-509
Location: 72-76 Elmwood Avenue
Zone: RM **Ward:** 2C
Parking District: Neighborhood
Date application accepted: June 24, 2021
Request to defer for redesign and survey: July 23, 2021
Revised plans received: October 26, 2021, November 15, 2021.
First DAB Review: November 9, 2021
Applicant/ Owner: Michael Alvanos / PBGC LLC (Bill Bissonette)
Request: Build three unit detached residential structure on the site of the former Free Methodist Church. One existing single family residence remains on site. (Planned Unit Development)



Background:

- **Zoning Permit 20-0702CA**; Demolition of remaining foundation from fire totaled building. February 21, 2020; permit relinquished without action.
- **Non-Applicability of Zoning Permit Requirements**; rebuilding wheelchair ramp on east side of church (rear entrance); temporary ramp. August 2014.
- **Zoning Permit 85-263**; erect a picket fence, 4' high along the west and south boundaries. Construct storage shed on the east end of the property. June 1985.
- **Zoning Permit 81-596**; demolish a storage shed and rebuild 8' x12' which will replace existing storage shed. July 1981.
- **Zoning Permit 78-730**; Erect a steel storage shed in the rear of the church. May 1978.
- **Zoning Permit 76-419**; Replace front stairs and the sill in the rear of the building, erect a new floor for the porch. October 1975.
- **Zoning Permit n.n.**; erect a 6' x 45' chain link fence on the east and west property lines of 76 Elmwood Avenue and 16 Grant Street. July 1974.

Overview:

Burlington's Free Methodist Church was largely lost to a fire January 15, 2015. The rectory, a single family home on the same site, survived. The parcel has changed hands a number of times, and is now proposed for redevelopment; retaining the existing home, and added a detached three unit residential building.

At the DAB meeting 11.9.2021, the application review was tabled with a request for the following:

1. Provide screening for the parking area from the street;
2. Introduce barriers to prevent parking creep onto green space;
3. Introduce some design element to prevent rain and snow slide on north and south elevations;
4. Differentiate the first floor with a change of material, color or plane; and
5. Recommendations included in the staff report.

Revised plans were submitted 11.15.2021.



Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

This site remains unchanged since the 2015 fire. The foundation, which was permitted to be removed has remained and that permit relinquished without exercise. Lot coverage is existing/non-conforming at 71.5%.

(b) Topographical Alterations:

No topographical alterations are noted in the plans. Any retaining wall over 3' in height will require review by the City Engineer.

(c) Protection of Important Public Views:

There are no identified important public views from or through this site.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

The 1917 Free Methodist Church was listed on the Vermont State Register of Historic Resources; however since it has been lost, the historic designation no longer applies. The rear structure was not identified in that listing.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

This is not an identified Brownfield site on Vermont's Department of Environmental Conservation website.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

All entries are now placed within a modest overhang, assuring a modicum of shelter for residents. An Erosion Prevention and Sediment Control Plan will be required for the site disturbance.

There is room for snow storage either north or east of the parking area.

(h) Building Location and Orientation:

The new building will shoulder-up to Elmwood Avenue; filling the emptiness left by the loss of the Church. In placement it fills the hole in the streetscape and maintains the development pattern and rhythm of structures along the street. A principal entrance fronting onto Elmwood Avenue has been introduced consistent with these regulations:

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

(i) Vehicular Access:

Vehicular access will continue as pre-existing, from Elmwood Avenue. The site plan calls for an expanded curb cut. Any change to the existing access will require a curb cut permit from the Department of Public Works.

(j) Pedestrian Access:

There is a public sidewalk immediately in front of this parcel. The site plan illustrates a walkway to the entrance areas, under the roof overhang.

(k) Accessibility for the Handicapped:

There is no elevator included in the plan. A single handicap parking space with an access aisle is illustrated. This space is located furthest from entrances to the new building; however if intended for the existing single family home is appropriately sited. Conformance to ADA standards is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

The site plan illustrates 8 on site parking spaces, meeting the minimum parking requirement for the Neighborhood Parking District. There is sufficient room for cars to back out and re-enter Elmwood Avenue from the parking area.

In the Neighborhood Parking District, 1 long-term bicycle parking space is required for every two bedrooms. For this three unit building with 12 bedrooms, 6 long term bike parking spaces will be needed. A bicycle shed has been included in this revision.

(m) Landscaping and Fences:

Existing trees and fencing are shown on the site plan. New landscaping has been illustrated west of the parking area, which will successfully screen it from public view. Other than grass and an existing fence, no other landscaping is proposed.

A small feature wall is designed for the building entrance, with the street address visible. **Section 7.1.3** of the Comprehensive Development Ordinance exempts street identification from the sign regulations, providing the numerals are a minimum of 3" and maximum of 10" in height, and the area of the numerals does not exceed two square feet. The applicant shall

confirm. Walls in excess of 3' in height require review by the City engineer. (Section 6.2.2. (b)).

(n) Public Plazas and Open Space:

A Planned Unit Development requires that there be identified some open space for tenants to enjoy. **(11.1.5 Approval Requirements), (g)** *Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB.*

The site plan defines several areas of green space which may be programmed for seating, light recreation, or gardening by the residents; although the placement of the mechanical pad forecloses the larger of these. Thought should be given to providing an area for resident outdoor use.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Recessed can lighting is evident under the entrance overhang. Specification sheets and illumination levels have been provided, and are consistent with the residential nature of the project.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

The site plan does reveal mechanical equipment placed on a pad east of the new building. Any condensing units, mini-splits, or other external mechanical equipment must be illustrated on the site plan/building elevations and screened as appropriate.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

The applicant needs to disclose the location of trash/recycling facilities. If a dumpster is proposed, it must be identified on the site plan, meeting required setbacks and be enclosed on all four sides to prevent blowing trash. The representative architect shared that he thought roll-off containers would be stored in the existing shed. Confirmation is needed.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

If any mechanical equipment is proposed, the applicant must reveal the type and location so any adverse impacts may be assessed.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

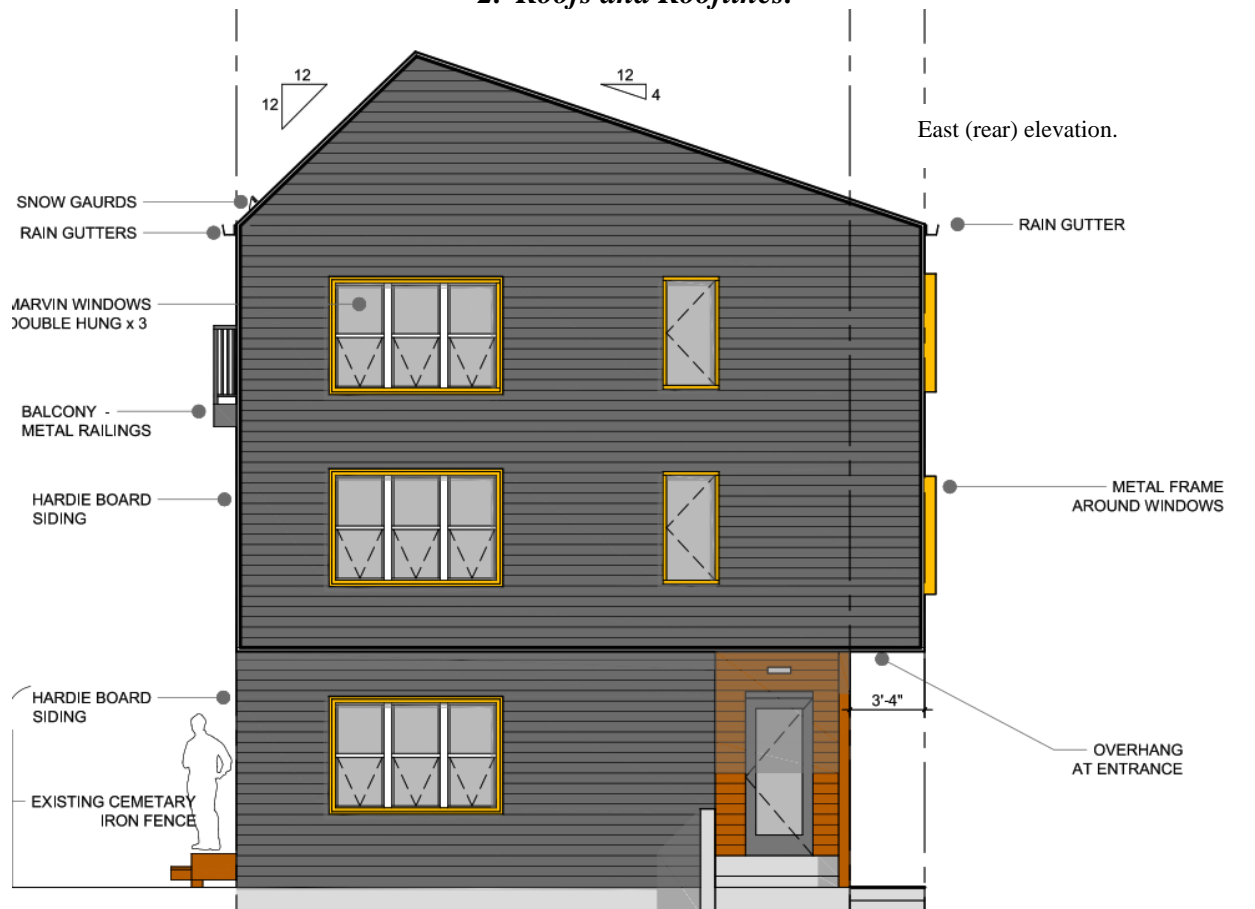
(a) Relate development to its environment:

1. Massing, Height and Scale:

72-76 Elmwood Avenue has only one abutting neighbor; 68 Elmwood Avenue. It is a gable-and-eaves front 2 ½ story residential building. Across the street on the corner of Peru Street is a modified Dutch Colonial, and the much grander St. Joseph's rectory.

Although presenting eaves-front to the street, the height and massing of the proposed building is consistent with other structures in the immediate area.

2. Roofs and Rooflines.



The proposed building has a modified cat-slide roof with dual pitch and zero eave extrusion. Responding to DAB comments, snow guards and rain gutters have been added on the north and south elevations. In style it reads as a modern infill.

3. Building Openings

Fenestration is a mix of triple and double ganged windows and single casements. Sliding doors are noted on the north elevation first floor and third floors.



(b) Protection of Important Architectural Resources:

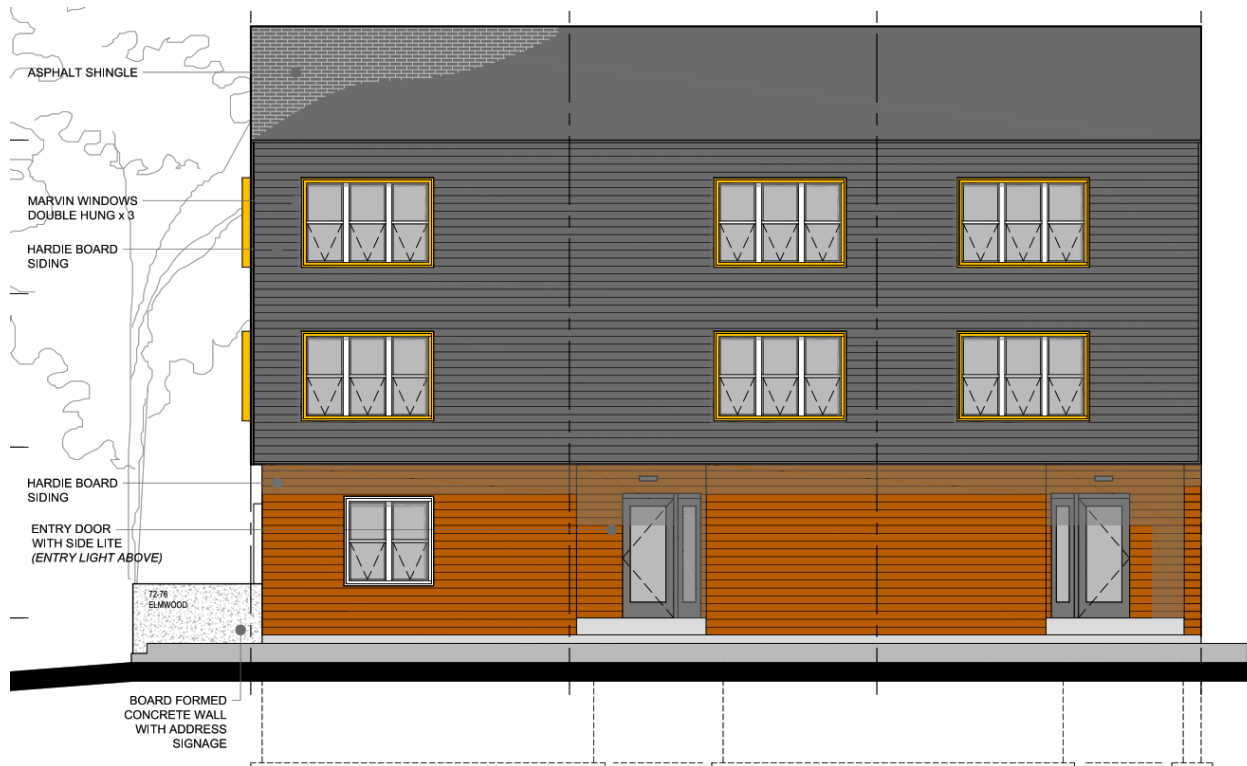
Not applicable.

(c) Protection of Important Public Views:

See Section 6.2.2 (c), above.

(d) Provide an active and inviting street edge:

As designed, the building lacks typical façade articulation such as bays, horizontal and vertical façade articulation, porches, patios, articulated bases, step-backs or other street level details. Windows are stacked, however, providing a measure of arrangement. The plan is modernistic with a simplified form and little detailing. The only interest provided is the angular and asymmetrical roof line, and “framed” window surrounds. Revisions include a differentiated first floor south and west entry, as requested by the Design Advisory Board.



(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Plans include fiber cement siding, with metal frame surrounds on windows and an asphalt shingle roof. All are considered acceptable for new construction.

(f) Reduce energy utilization:

All new construction must meet the Buidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development shall observe all applicable building and life safety code as defined by the building inspector and/or fire marshal. Building entrances shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible to maximize personal safety.

Section 5.4.8 Historic Buildings and Sites

Not applicable.

Items for the Board's consideration:

- Any intended mechanical equipment (HVAC, Condensing Units, mini-splits, etc) shall be illustrated on the site plan/building elevations as appropriate. No mechanical equipment shall be allowed on the primary (westerly) elevation. Screening may be required elsewhere.
- Building elevations and the site plan must identify meters, utility connections, and mailboxes.
- The location of trash and recycling facilities shall be identified. Any dumpster shall be fully enclosed to prevent blowing trash.
- Bike parking shall be provided. In the Neighborhood Parking District, 1 long term bicycle parking space shall be provided for every 2 bedrooms. For the new three unit building, 6 long term bike parking spaces are required. The applicant shall confirm that the proposed Bicycle Shed will accommodate this requirement.
- Plans for the Bicycle Shed and Condensing equipment shall be provided.
- Plan L-100 sets the north elevation of the new building exactly 5' from the property line. Plan A-200 places decks within the 5' setback. Unless the applicant can establish that the average north setback (taken from 68 Elmwood Avenue) is less than 5', the decks are an encroachment into a minimum required setback and cannot be included.